

**613 Carley Close**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2174910**



**\$249,900**

<b>Division:</b>	MH - Silver Pointe		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile		
<b>Size:</b>	1,500 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	See Remarks, Stall		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 185
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RC-1
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, See Remarks		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer

Pride of ownership is evident throughout this mobile home, which has been meticulously maintained and is ready for you to move right in. Updates include new shingles, new washer & dryer, new heat trace and belly of the home but also parging skirting with new access hatches for under the home. Enjoy an abundance of natural light with new professionally completed skylights. The kitchen boasts plenty of cabinetry plus a pantry providing ample space for storage, white appliances and a water filtration system. The primary bedroom located at the back of the home hosts its own 4pc ensuite. Two more bedrooms and a full bathroom complete this home. Sitting on its own private beautifully landscaped lot with a brand new deck offering a peaceful retreat with the benefit of low county taxes. You'll have plenty of space for parking with 3 stalls plus 2 sheds for storage. Enjoy the walking trails, a fish pond as well as access to paid RV storage. Whether you're looking for affordability, convenience, or a cozy home, this property has it all! Don't miss the opportunity to make it yours!